



RESIDENTIAL COMMUNITIES INITIATIVE (RCI) (PRIVATIZATION OF ARMY FAMILY USING) ENVIRONMENTAL LAW ISSUES

Jim Wagner, MDW

Susie Gillette, Fort

Gary Zolyak, Fort Meade

Susan Bivins, Fort





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Assistant Secretary of the Army (Installations and Environment)



RCI: BACKGROUND

ACUTE PROBLEMS IN ARMY FAMILY HOUSING

- Inadequate conditions  **>70% of houses**
-  **renovation**
- Chronic underfunding **\$6B revitalization**





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RCI VISION

WORLD-CLASS RESIDENTIAL COMMUNITIES

Army RCI

- **All on-post housing areas**
- **Integrated on installation**
- **Residential communities**
- **World-class partners**
- **Reasonable profits**
- **Incentive-based fees**





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RCI CONGRESSIONAL AUTHORITY

1996 Defense Authorization Act (10 U.S.C. Secs. 2871-2885)

- **Partnering / Investment in development entities**
- **Mortgage guarantees against base closure, downsizing, extended deployments**
- **Subsidized rents if required**
- **Direct loans at below market rates**
- **Use local building standards**
- **Build ancillary neighborhood facilities**

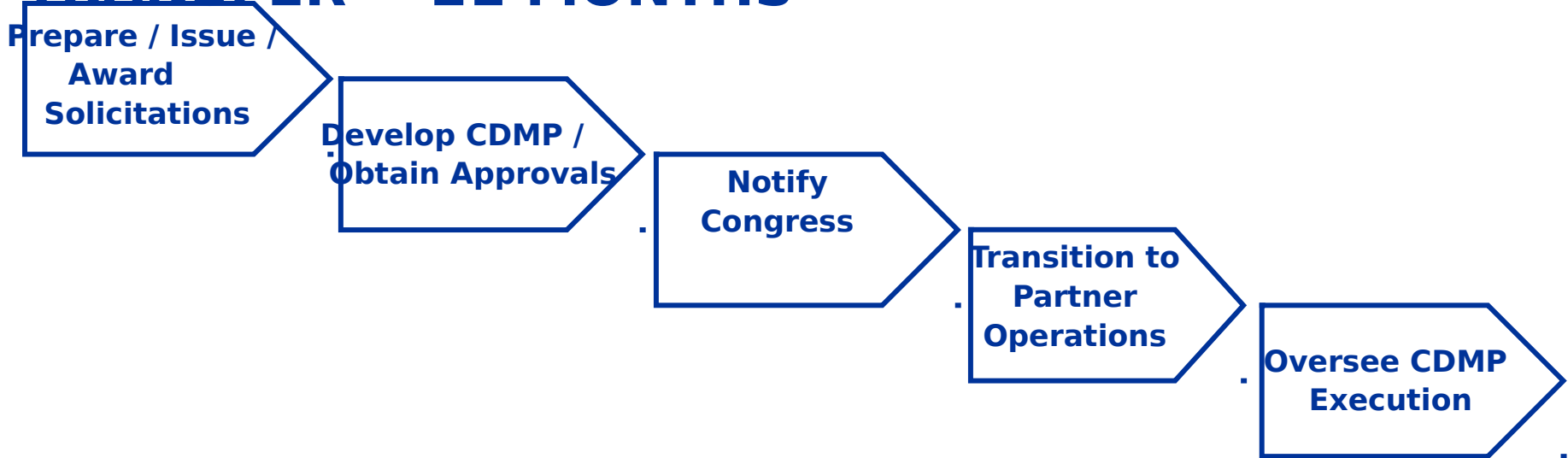


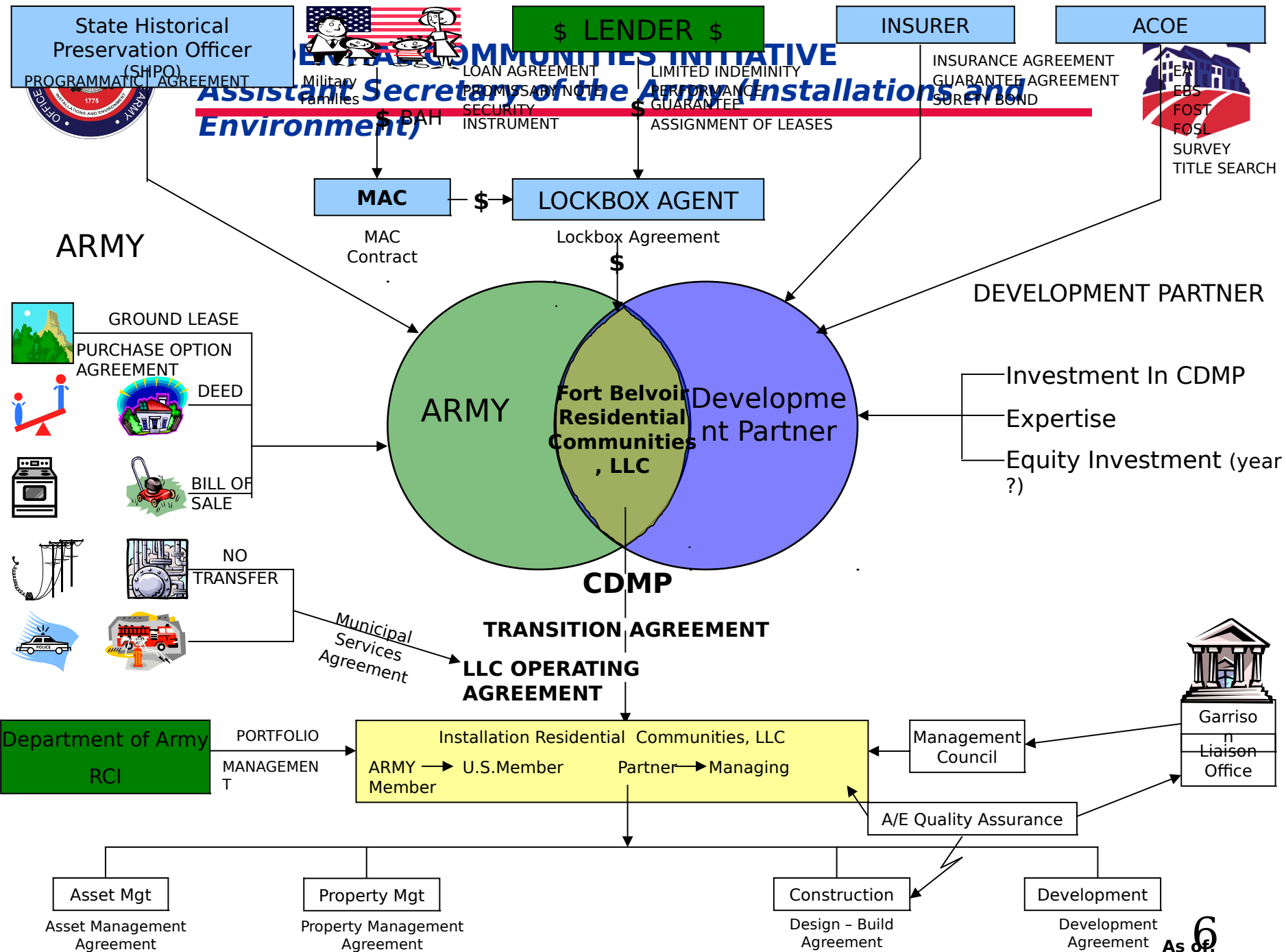
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ARMY RCI PROCESS

PROJECT CONCEPT TO TRANSFER -- 21 MONTHS







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Initial Success: Status of 1st Four Projects

SITE / END STATE INVENTORY

STATUS

GOVT INVESTMENT / INITIAL SCOPE

**FT CARSON / 2,663 homes
1999**

\$10.1M / \$229M/ 5 years

TRANSFERRED TO PARTNER NOV

**Out of 840 net deficit, 618 built/222 ongoing
943 renovations completed**

**FORT HOOD / 5,912 homes
2001**

\$52.0M / \$266M/ 5 years

TRANSFERRED TO PARTNER OCT

**Out of 390 net deficit, 36 built/354 ongoing
96 replacements ongoing
144 renovations completed**

**FORT LEWIS / 3,982 homes
2002**

**\$0 / \$321M / 10 years
built/162 ongoing**

TRANSFERRED TO PARTNER APR

**Out of 345 net deficit, 44
31 renovations completed / 58 ongoing**

FORT MEADE / 3,170 homes

TRANSFERRED TO PARTNER MAY



- Fort Bragg, NC Aug 2003
- President of Monterey Naval School Oct
- ~~RESIDENTIAL COMMUNITIES INITIATIVE~~
- 2003 Assistant Secretary of the Army (Installations and Environment) KY Oct

OTHER SUCCESSES - Developer Selected / CDMP Phase

- 2003 Fort Irwin-Moffett Fed Airfield CA Dec
- 2003 Fort Belvoir, VA Dec
- 2003 Fort Stewart-Hunter Army Airfield, GA Feb
- 2004 Fort Eustis-Monroe-Story, VA Mar
- 2004 Fort Polk, LA Apr
- 2004 Fort Hamilton, NY May
- 2004 Walter Reed Army Med Center, DC May



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REMAINING RCI PROJECTS

Under Solicitation

- **Fort Detrick, MD**
- **Fort Shafter/Schofield Barracks, HI**

2003 Solicitations

- **Fort Leonard Wood, MO**
- **Fort Sam Houston, TX**
- **Fort Bliss, TX**
- **Fort Drum, NY**
- **Fort Monmouth-Picatinny Arsenal,
NJ-Carlisle Barracks, PA**

2004 Solicitations

- **Fort Benning, GA**
- **Fort Rucker, AL**
- **Fort Gordon, GA**
- **Fort Knox, KY**
- **Fort Leavenworth, KS**
- **Redstone Arsenal, AL**



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RCI Environmental Documents

- **CDMP Phase:**

Environmental Assessment (EA)
Programmatic Agreement (PA)

- **Transfer Phase:**

Environmental Baseline Survey (EBS)
Finding of Suitability to Lease (FOSL)
Finding of Suitability to Transfer (FOST)
Report of Availability (ROA)



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Common RCI Project **Environmental Law Issues**

- **EA vs. EIS**
- **Avoid environmentally sensitive land**
- **Local Opposition/NEPA wedge**



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